

RIO DEL SOL HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING MINUTES
APRIL 8, 2025 4:00 PM
CLUBHOUSE 1989 Mesquite Lake Havasu City, AZ
Zoom Only Meeting ID: 892 6907 5292 Passcode: 741727

I. CALL TO ORDER

The meeting was called to order at 4:00 PM by Rita Jackson.

II. ESTABLISH QUORUM

- a. Board Members: Rita Jackson- President, Gary Walstad-Vice President, Neal Anthony- Treasurer, Julie Higgins- Secretary
- b. Absent: Sarah Nickel- Member at Large
- c. HOAMCO Management: Teresa O'Neal- Regional Manager, Nicole Overlander- Assistant Manager
- d. Guests: Asked to Sign In

III. APPROVAL OF MINUTES – January 14, 2025 & February 22, 2025

The January 14, 2025 minutes approved by Rita/Neal. The February 22, 2025 minutes approved by Rita/Gary.

IV. FINANCIAL REPORT – January 31, 2025 approved by Rita/Julie and February 28, 2025 approved by Rita/Gary. March financials in process. Reserve CD matures May 7th.

V. OLD BUSINESS

- a. Pool Status & New Replaster Update (Desert Storm Approved by the Membership 2/22/25)- *Discussion/Action: Gary reported that the total pool cost would be \$204,527.00, over \$2,900.00 cost per unit. The expected start date is November 1 with the expected completion of the project by the end of December. The board approved the additional cost of \$45,194.00 to install an electric pool cover with a ten year warranty, Rita motioned, and Gary seconded, all were in favor to save money on gas. The gas bills were compared from the when the pool was not covered to when it was covered and the gas bill was reduced by 36%. There will also be savings on pool equipment with a seven year warranty. The fountain is to be repaired by an anonymous donor. Neal will contact Chase Bank regarding the loan for the electric pool cover.*
- b. Storage Unit Audit- *Discussion/Action: Discussion advising owners to fill out tags that board members have attached to the storage lockers for the audit. Four lockers have been assigned to multiple people. The deadline to turn in this information is January 2026. Send an eblast to the owners regarding items in left in the hallway in building four.*
- c. Parking Lot Crack Seal (Ratify Maurer)- *Discussion/Action: Tabled to discuss in the fall. Maurer estimate was approved for \$2,400.00 via email.*
- d. Carport Damage (Ratify)- *Discussion/Action: The board previously voted unanimously via email to approve JB Odd Jobs for \$3,150.00 to repair the carport damaged by a renter. The owners of unit 51 paid for the repairs. A \$1,000.00 deposit was issued to the contractor*

and he is waiting for parts to be delivered.

- e. Insurance Renewal 04/07/25 (Ratify)- *Discussion/Action: Management and Neal sought our other insurance estimates and all were higher than the current insurance carrier. There is a 25% increase in the premium for 2025-2026, \$26,703. The board approved unanimously via email.*
- f. Special Assessments (2022 & 2025) Payments- *Discussion/Action: Neal reported he still has thirty owners to contact. He reminded everyone that the 2022 special assessment total is due January 2026. The 2025 special assessment is due August 2025 unless you have signed up for a payment plan. Auto debit is mandatory for a payment plan.*
- g. Debit Cards- *Discussion/Action: The board of directors requested to reduce the limits of the debit cards to Manager operating \$3,000 and Board President to \$1000. Rita/Neal*
- h. Roof Estimates Bldg. 1,2,8&9 (Scott Crane) - *Discussion/Action: Roof work is scheduled for May 5 totaling \$61,000 to be paid from the reserves.*

VI. NEW BUSINESS

- a. Allo Fiber Optics- *Discussion/Action: Allo was a special guest speaker. Rita motioned to move to new business item A after calling the meeting to order, all were in favor. Jamie Gallagher gave a presentation to the owners and answered questions. Per Rita the 1G internet for the clubhouse would be installed for free. This would allow support for cameras in eight egress and ingress locations.*
- b. Reserve Study (Ratify)- *Discussion/Action: The board met with Geo Reserves consultant on site and the reserve study update estimate \$3,500.00 was approved unanimously via email. The last reserve study was completed in 2021.*
- c. Palm Tree Removal Mesquite Ave (Ratify)- *Discussion/Action: Sotelo Landscaping estimate for \$1,100.00 approved unanimously via email to remove three dead trees. Rita/Julie*
- d. ARC Form Update- *Discussion/Action: Changes approved. Rita/Neal*
- e. Caliber/Front Steps Website- *Discussion/Action: The board requested to view invoice details and were set up with access to Strongroom. No action regarding a website, not interested in changing from board operated Go Daddy.*
- f. GoDaddy RDSHA Website (Ratify) - *Discussion/Action: Board approved unanimously via email payment of \$203.88 annually for website on operating debit card. Rita/Gary*
- g. Rules & Regulations Revision- *Discussion/Action: No action. The board held a discussion on 21 day courtesy notice and habitual violations. Update fine policy and increase fine amounts. Add verbiage to move directly to a fine for habitual violations of the same nature.*

VII. HOMEOWNER OPEN FORUM

- a. Unit 65 discussion regarding pool furniture.
- b. Unit 22 asked questions regarding the roof construction materials.
- c. Unit 5 discussion about water shut off.

VIII. BOARD MEMBER INPUT

- a. Discussion regarding the main line break leak in front of unit 91. The leak was three feet down and was repaired after hours by Affordable Plumbing.

- b. Management advised owners of leak detection devices and reminded owners that they are required to turn off the water to their unit when leaving for long periods of time (more than three days).
- c. Julie suggested tabling amending the CCR's and the 5% increase due to the attorney cost.

IX. MEETING SCHEDULE

Second Tuesday of the Quarter at 4:00 PM AZ Time
July 8, 2025
October 14, 2025

X. ADJOURN OPEN SESSION

Motion to adjourn Rita/Neal and all were in favor, and the meeting adjourned at 5:49 PM.